



MINUTES OF THE FINANCE COMMITTEE

MONDAY, JANUARY 29, 2024 AT 2:00 PM

COUNCIL ROOM, MUNICIPAL BUILDING, 450 S. MAIN ST., RICHLAND CENTER, WI 53581

AGENDA

CALL TO ORDER: The meeting was called to order at 2:05 PM. Members present were Karin Tepley and Ryan Cairns.

DISCUSSION AND ACTION ITEMS

1. **Consider Development Incentive Proposal for Panorama Estates**

The committee elected to conduct the discussion in open session. Economic Development Director Jasen Glasbrenner reported that discussions with Ellers have led to a tentative agreement for a development proposal for the Panorama Estates buildings #2 & #3. Glasbrenner noted that Ellers assessed that the proposal represents a reasonable participation level for the city. Two buildings would be constructed in succession starting in Summer 2024. No additional cash fund from the city will be required. 100% of the funds necessary for this deal will come from the TIF. 20-year Pay-Go Model utilizing 90% of increment generated by buildings 2 & 3 for an incentive of \$5.4-million. Ellers recommended the Pay-Go Model and the developer is also in favor of this method. There would be no tax increase to the city. Pay-Go model incentivizes the developer to build and pay their taxes in order for to receive the revenue. The maximum the city will pay the developer is \$5.4-million. Glasbrenner noted the terms of the development incentive would include: Two buildings to be constructed in succession with a summer 2024 start date; 20 Year Pay-go Model utilizing 90% of increment generated by buildings 2 & 3 for an incentive of \$5.4 million (future value); Permitting and inspection fees of approx. \$71,000 paid by TIF; and Developer to be released from Phase 1 infrastructure debt of \$346,000. TIF revenue to be used for future payments. Ellers will be at the February 6th meeting to help further explain the proposal and answer any potential questions. Motion by Cairns to recommend to the common council the approval of the Development Incentive Terms, as outlined; and the authorization of city personnel to execute a Letter of Intent and prepare a Development Agreement for Council approval. Seconded by Tepley. Motion carried 2-0.

SET NEXT MEETING DATE: The next regular meeting of the Finance Committee will be February 6th.

ADJOURNMENT: Motion by Cairns to adjourn. Seconded by Tepley. Motion carried 2-0 at 3:00 PM.

Minutes respectfully submitted by Aaron Joyce, City Clerk.